

061.A

0012

0007.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

268,100 / 268,100

USE VALUE:

268,100 / 268,100

ASSESSED:

268,100 / 268,100

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		COLONIAL VILLAGE DR, ARLINGTON

**OWNERSHIP**

Owner 1:	MISAWA TAKAKO	Unit #:	L7
Owner 2:			
Owner 3:			
Street 1:	12 COLONIAL VILLAGE DR #7		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	KEEFE BARBARA J -
Owner 2:	-
Street 1:	12 COLONIAL VILLAGE DR #7
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	268,100			268,100		128276
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

PREVIOUS ASSESSMENT								Parcel ID	061.A-0012-0007.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	268,100	0	.	.	268,100		Year end	12/23/2021		
2021	102	FV	264,300	0	.	.	264,300		Year End Roll	12/10/2020		
2020	102	FV	256,700	0	.	.	256,700	256,700	Year End Roll	12/18/2019		
2019	102	FV	234,100	0	.	.	234,100	234,100	Year End Roll	1/3/2019		
2018	102	FV	193,300	0	.	.	193,300	193,300	Year End Roll	12/20/2017		
2017	102	FV	179,700	0	.	.	179,700	179,700	Year End Roll	1/3/2017		
2016	102	FV	176,100	0	.	.	176,100	176,100	Year End	1/4/2016		
2015	102	FV	154,800	0	.	.	154,800	154,800	Year End Roll	12/11/2014		

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	5461
KEEFE BARBARA J	73741-398	2	11/29/2019		284,000	No	No				
	15900-455		11/1/1984		72,000	No	No	Y			

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/23/2020		SQ Mailed								JO	Jenny O	
10/25/2017		Measured								DGM	D Mann	
5/6/2000										197	PATRIOT	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 12.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall:				OthrFix:	Rating:													
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: 2ND - 2ND FLOOR				Fpl: 0	Rating: Average													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>CONDOS INFORMATION</b>														
Year Blt: 1962	Eff Yr Blt:			Location: F - Front														
Alt LUC:	Alt %:			Total Units:														
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor														
Const Mod:				% Own: 0.657700002														
Lump Sum Adj:				Name: 9 - 6021														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal: 2 - Plaster				Functional:				Interior:	1	4	2	0						
Sec Int Wall:	%			Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 4 - Carpet				Override:				Baths:										
Sec Floors:	%			Total:	30.6 %			Plumbing:										
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 325.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.40225565				General:										
Electric: 3 - Typical				Const Adj.: 1.16654992														
Insulation: 2 - Typical				Adj \$ / SQ: 531.635														
Int vs Ext: S				Other Features: 32733														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 386270														
% Com Wal	% Sprinkled			Depreciation: 118199														
				Depreciated Total: 268072														
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 061.A-0012-0007.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:							

**IMAGE**

**AssessPro Patriot Properties, Inc**